

COAST VILLAGE PROPERTY OWNERS CORPORATION

BOARD OF DIRECTORS

SPECIAL MEETING

Thursday, June 6, 2013

Call to Order: President Jodi Hawkins called the CVPOC Board of Directors Meeting to order on June 6, 2013 at 5:00 p.m. in the Club House. She then asked John Mawhinney to facilitate the meeting.

Establishment of a Quorum: Present were President Jodi Hawkins, Pat Rongey, absent ChuckDunlap. It was noted that there were two resignations: Diana Glasgow and Susan Dukes. According to ORS 65.334 (c) "If the Directors remaining in office constitute less than a quorum of the board of directors, they may fill the vacancy by the affirmative vote of a majority of all the directors remaining in office".

Appointment of Directors: Pat Rongey MOVED that the Board of Directors appoint Celeste Day, Peg Mawhinney, Mary McGann and Ila Mae Robinson to fill the existing Board vacancies and to serve until the next annual election. (July 20, 2013). The MOTION passed unanimously.

Pat Rongey Moved to amend the proposed agenda to include Good of the Order. Passed unanimously.

Jodi Hawkins MOVED the Agenda is accepted as amended. Passed unanimously.

Committee Reports: Mary McGann submitted the Personnel Committee reports for May 17, 2013 and May 30, 2013. John Mawhinney read the reports. Ila Mae Robinson MOVED to accept the Personnel Committee's recommendations regarding office staff to hire Sue Morgan as a full-time permanent employee with a pay increase, paid medical insurance, PTO and holidays as outlined in the CVPOC Employees Policies and Procedures. Passed unanimously.

Ila Mae Robinson MOVED the Personnel Committees recommendation to allow the office manager to use the CVPOC credit card for gasoline once per month for using her car to conduct CVPOC business. Passed unanimously.

Celeste Day MOVED to accept the Personnel Committee's recommendation to limit the amount of PTO which may be accrued to no more the thirty (30) days per employee.

Celeste Day MOVED to accept the Personnel Committee's recommendation to require overtime is pre-approved. Maintenance emergency overtime may be authorized by the Facilities Management Coordinator or Facilities Management Chairman and shall be reported to the Facilities Management Chairman and/or Board President as soon as possible. Passed unanimously.

Palmer Hundtoft, Facilities Management Chairman, submitted and read the Facilities Management Committee's Report. Mr. James Yarnell, Lot 171, made a point of order regarding the legality of the proceedings and wanted that objection associated with each of the Board's actions.

Peg Mawhinney MOVED the Board accept the Facilities Management Committee's recommendation that Frank Brooks be terminated effective May 21, 2013. Passed unanimously.

Peg Mawhinney MOVED to accept the Facilities Management Committee's recommendation to hire RayLyn Berning. She is to be hired as a permanent full-time employee effective June 1, 2013 with a pay increase, PTO and holidays as outlined in the CVPOC Employee's Policies and Procedures.

Mary McGann MOVED to accept the Facilities Management Committee's recommendation to hire Tim Walls as the Facilities Management Coordinator effective May 22, 2013, with a pay increase, paid medical insurance, PTO and Holidays as outlined in the CVPOC Employees Policies and Procedures. He will also be forwarded one week of PTO. Passed unanimously.

PEG Mawhinney MOVED to accept the Facilities Management Committee's recommendation to authorize the Facilities Management Coordinator or the

Chairman of the Facilities Management Committee to hire a full-time maintenance person subject to budget restraints and the CVPOC Employees Policies and Procedures. The Board retains the authority to review and revise all employment decisions. Passed unanimously.

Peg Mawhinney MOVED to accept the Facilities Management Committee recommendation to authorize the Facilities Management Coordinator or Chairman of the Facilities management Committee to hire temporary help as needed, subject to budget restraints and CVPOC Employees Policies and Procedures. The Board retains the authority to review the employment decisions. Passed Unanimously.

Palmer Hundtoft, Chairman, Facilities Management Committee submitted and read a report concerning lift pumps. Information and bids were included.

Pat Rongey MOVED to accept the Facilities Management Committee's recommendation replacement of three (3) lift stations: Consolidated Pipe to provide equipment at approximately \$12,000 each; Ray wells to provide installation at approximately \$10,000 each; J.D. Electric to provide electrical work at approximately \$750 each. Total amount not to exceed \$72,000 and funded from the Reserve Account. Passed unanimously.

Good of the Order: Larry Beveridge, Lot 120; Ellen Templar, Lot 82; Carlla Van De Vyver, Lot 22; James Yarnall; Jude Craddock Lot 140; Pat Thompson Lot 136; had a lively discussion concerning the above issues.

Pat Rongey MOVED the Board Adjourn. Passed unanimously.

Margaret J. Mawhinney

Jodi Hawkins

Acting Secretary

President